



OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm

10 good reasons to choose DMA

- * Open 7 days a week.
- * Filey's longest established family run independent estate agency.
- * Prompt efficient friendly service.
- * 360° virtual tours and floor plans.
- * Free advertising: no sale - no charge.
- * Free no obligation market valuation.
- * Free accompanied viewing.
- * Dedicated sales progression.
- * Prominent town centre location.
- * Modern walk-round self selection display.

RESIDENTIAL
SALES

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COMMERCIAL
SALES



Proprietors: **David Mansfield ATTON FNAEA**
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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20 RAVINE HILL, FILEY YO14 9EX



Freehold £310,000

FEATURES

- * Three bedroom detached house.
- * Located on this very sought after road.
- * Gas central heating to radiators.
- * Mixture of upvc double glazing and double glazing in wooden frames.
- * Good size gardens front and rear.
- * **Sold with no onward chain.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Bedroom / Dining Room.
Kitchen. Bedroom. Shower Room.
FIRST FLOOR: Bedroom.
OUTSIDE: Front Garden. Large Rear Garden. Outbuilding. Garage.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Front Door to:

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Radiator.

BEDROOM / DINING ROOM 3.66m x 3.48m (12'4" x 11'5")

Radiator. Large double glazed window in timber frames.

LOUNGE 5.33m x 3.50m (17'6" x 11'6")

Open fire in marble surround. Radiator. Two double glazed bay windows in timber frames.

KITCHEN 3.81m x 2.81m (12'6" x 9'3")

Range of base cupboards. Built-in cupboards. Modern ladder radiator. Pantry. Gas stove. Understairs cupboard.

BEDROOM ONE 3.40m x 2.69m (11'2" x 8'10")

Radiator. Two windows.

SHOWER ROOM 2.38m x 1.72m (7'10" x 5'8")

Corner shower, handbasin and wc. Radiator.

Stairs to:

LANDING

Eaves storage.

BEDROOM TWO

5.79m x 3.35m (19'0" x 11'0")

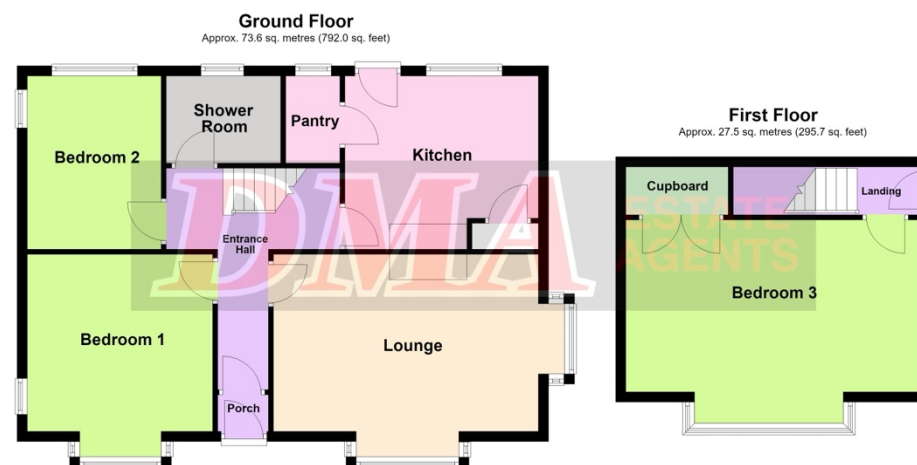
Two built-in wardrobes. Eaves storage. Upvc double glazed dormer window.

OUTSIDE:

Good sized front garden with large pond and well established bushes. Large Rear Garden. **SHED. GARAGE.**



Floor Plan:



Council Tax Band D.

DIRECTIONS:

From the DMA office turn left along Belle Vue Street and continue over onto Belle Vue Crescent. Turn left onto Station Avenue and then right at the big roundabout onto Station Road. At the mini-roundabout bear right and then immediately left onto Church Street. Continue on Church Street and 20 Ravine Hill is at the bottom on the left hand side just before the pedestrian bridge.

Viewing strictly by appointment only through DMA Estate Agents